

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0426029030

Doc#: 0426029030
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/16/2004 08:42 AM Pg: 1 of 3

CR5501821 DOFB ne AS

THE GRANTOR, New Vision Development Corp., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Javier Cortez and Martha Cortez, tenants by the entirety

(GRANTEE'S ADDRESS) 2104 N. Hamlin, Chicago, Illinois 60627

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

Permanent Real Estate Index Number(s): 16-11-304-027-0000

Address(es) of Real Estate: 326-328 N. Hamlin Avenue, Unit 2S, Chicago, Illinois 60624

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its President this ~~20th~~ 6th day of ~~July~~ August, 2004.

New Vision Development Corp.

By [Signature]
Jeffrey Harris
President

6 Rem

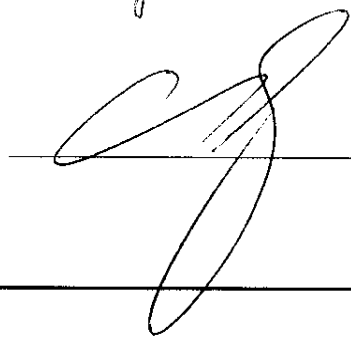
BY 333

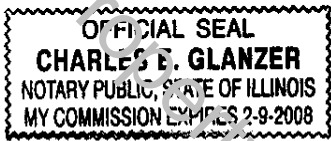
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jeffrey Harris, personally known to me to be the President of the New Vision Development Corp., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of August 2004

 (Notary Public)



Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Tania Cullison, Esq.
6160 N. Cicero Avenue
Chicago, Illinois 60646

Name & Address of Taxpayer:
Javier Cortez and Martha Cortez
326-328 N. Hamlin Avenue, Unit 2S
Chicago, Illinois 60624

CITY OF CHICAGO

CITY TAX



SEP. 10. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01350.00
0000075399
FP 102805

STATE OF ILLINOIS

STATE TAX



SEP. 10. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00180.00
0000076966
FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX



SEP. 10. 04

REVENUE STAMP

0000077165

REAL ESTATE TRANSFER TAX
00090.00
FP 102802

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 2S, IN THE HAMLIN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN DAVLIN'S LAKE STREET AND CENTRAL PARK SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 NORTH OF LAKE STREET OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414119057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0414119057.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONED CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office